

THIS INSTRUMENT PREPARED WITHOUT OPINION
OF TITLE BY, AND AFTER RECORDING RETURN TO:

CHARLES A. B. THOMSON, ESQ.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 TAMiami TRAIL NORTH, SUITE 300
NAPLES, FLORIDA 34103
FILE NO. 2206.234

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on the 16th day of September, 2019, by **SD TRACT 22, LLC**, a Florida limited liability company, whose post office address is 2639 Professional Circle, Suite 101, Naples, Florida 34119, Grantor, and **COL PLAZA REALTY, LLC**, a Florida limited liability company, whose post office address is c/o Carlyle Management, Inc., 254 Katonah Avenue, Katonah New York 10536, Grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the real property more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference, such real property situate, lying, and being in the County of Collier, State of Florida.

This conveyance is subject to: (a) taxes and assessments for the year 2019 and subsequent years; (b) zoning, building code, and other use restrictions imposed by governmental authority; and (c) those matters set forth on **Exhibit "B"**, attached hereto and incorporated herein by reference, but without reimposing any of the same.

TOGETHER with all the tenements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Signatures appear on the following page.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the date first above written.

WITNESSES:

Print Name: Rhonda Evans

Print Name: Stephanie J. Nyce

GRANTOR:

SD TRACT 22, LLC,
a Florida limited liability company

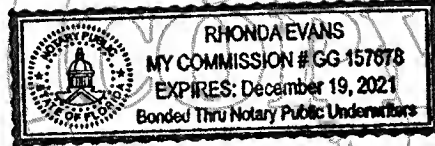
By: Brian K. Stock

Brian K. Stock, Manager

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me on this 13 day of February, 2019, by Brian K. Stock, as Manager of SD TRACT 22, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

(SEAL)



Rhonda Evans
Notary Public - State of Florida

Print Name: _____

My commission expires: _____

EXHIBIT "A"**Legal Description**

ALL THAT PART OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF GRAND LELY DRIVE, LELY RESORT, PHASE 1, AS RECORDED IN PLAT BOOK 16, PAGES 87-99 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE LEAVING SAID POINT OF BEGINNING, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GRAND LELY DRIVE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'09", AND BEING SUBTENDED BY A CHORD OF 35.36 FEET BEARING S.45°51'45"W. TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE, N.89°08'10"W. FOR A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE 170.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 779.00 FEET, THROUGH A CENTRAL ANGLE OF 12°33'54", AND BEING SUBTENDED BY A CHORD OF 170.49 FEET, BEARING N.82°51'13"W. TO A POINT OF REVERSE CURVATURE; THENCE CONTINUED ALONG SAID NORTH RIGHT-OF-WAY LINE 91.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 745.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'16", AND BEING SUBTENDED BY A CHORD OF 91.24 FEET, BEARING N.80°04'54"W. TO A POINT OF REVERSE CURVATURE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF GRAND LELY DRIVE 34.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 79°16'24", AND A CHORD OF 31.90 FEET, BEARING N.43°57'20"W. TO A POINT OF COMPOUND CURVATURE; THENCE 105.78 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1703.50 FEET, THROUGH A CENTRAL ANGLE OF 03°33'29", AND BEING SUBTENDED BY A CHORD OF 105.77 FEET, BEARING N.02°32'24"W. TO A POINT OF TANGENCY; THENCE N.00°45'40"W. A DISTANCE OF 278.93 FEET TO A POINT OF CURVATURE; THENCE 196.73 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'28", AND BEING SUBTENDED BY A CHORD OF 188.89 FEET, BEARING N.27°25'04"E. TO A POINT OF TANGENCY; THENCE N.55°35'48"E. A DISTANCE OF 85.40 FEET TO A POINT OF CURVATURE; THENCE 39.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 04°33'37", AND BEING SUBTENDED BY A CHORD OF 39.78 FEET, BEARING N.53°19'00"E. TO A POINT OF TANGENCY; THENCE N.51°02'11"E. A DISTANCE OF 180.29 FEET TO A POINT OF CURVATURE; THENCE 39.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 04°33'37", AND BEING SUBTENDED BY A CHORD OF 39.78 FEET, BEARING N.53°19'00"E. TO A POINT OF TANGENCY; THENCE N.55°35'48"E. A DISTANCE OF 80.09 FEET TO A POINT OF CURVATURE; THENCE 214.95 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 54°44'08", AND BEING SUBTENDED BY A CHORD OF 206.86 FEET, BEARING N.28°13'44"E. TO A POINT OF TANGENCY; THENCE S.89°08'19"E. A DISTANCE OF 15.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ISLE OF CAPRI ROAD (C.R. 951); THENCE ALONG SAID RIGHT-OF-WAY LINE S.00°51'41"W. 1027.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Permitted Exceptions

NOTE: All recording references below mean and refer to the Public Records of Collier County, Florida.

1. Terms, covenants, conditions, and other matters contained in any unrecorded leases.
2. Any notices of commencement and/or open permits pertaining to tenant improvements under any unrecorded leases, and other matters which pertain solely to the leasehold interest of a tenant under any such unrecorded leases.
3. Ordinances 75-20 (water), 75-21 (trees) and 75-24 (zoning) as recorded in Official Records Book 619, Pages 1177 through 1381.
4. Florida Power & Light Company Easement recorded in Official Records Book 1025, Page 1761.
5. Declaration of Restrictions recorded in Official Records Book 1311, Page 1715.
6. Florida Power & Light Company Easement recorded in Official Records Book 1434, Page 243.
7. Easement (Roadway, Utility and Sewer) recorded in Official Records Book 1451, Page 1429.
8. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants for Lely Resort, recorded in Official Records Book 1513, Page 835 and amendments recorded in Official Records Book 1539, Page 2067, and in Official Records Book 1906, Page 1178, Official Records Book 3405 Page 894, Official Records Book 4406 Page 3583; and Official Records Book 5420, Page 1182 and as subsequently amended or modified.
9. Utility Easement recorded in Official Records Book 1796, Page 2034.
10. Notice and Modification of Adopted Development Order recorded in Official Records Book 1838, Page 2074.
11. Collier County Ordinance 92-15 recorded in Official Records Book 1909 at Page 1296.
12. Collier County Ordinances and/or Resolutions which establish mandatory garbage and solid waste collection in Collier County, together with all assessments made under said Ordinances/Resolutions.
13. Road Right-of-Way, Drainage and Utility Easement recorded in Official Records Book 4116, Page 1516.
14. Road Right-of-Way, Drainage and Utility Easement recorded in Official Records Book 5096, Page 2681.
15. Terms and conditions of the Grant of Easement recorded in Official Records Book 4744, Page 130, as affected by the Memorandum of Agreement recorded in Official Records Book 5338, Page 942; and affected by Terms and Conditions of the Grant of Easement recorded In Official Records Book 5338, Page 958.
16. Underground Easement granted to Florida Power & Light Company recorded in Official Records

Book 5408, Page 2334.

17. Underground Easement granted to Florida Power & Light Company recorded in Official Records Book 5491, Page 3969.
18. Restrictions, covenants, conditions, easements, and other matters as contained on the Plat of Lely Resort, Phase 1, recorded in Plat Book 16, Pages 87 through 99, inclusive.
19. Section 713.10 Florida Statutes Notice to Potential Lienors recorded in Official Records Book 5012, Page 3675.
20. Notice of Lease recorded July 31, 2019 in Official Records Book 5657, Page 2103.
21. Terms and conditions of that certain unrecorded Landscape Maintenance and Easement Agreement between SD Tract 22, LLC and Classics Plantation Estates Homeowners' Association, Inc.

